

FINAL MINUTES OF THE DECEMBER 9, MEETING OF
THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HELD AND CONDUCTED ON THE 9TH DAY OF DECEMBER 2009,
AT 8:30 A.M.
IN THE MCEDA CONFERENCE ROOM
OF THE MCEDA OFFICES AT 623 HIGHLAND COLONY PARKWAY,
RIDGELAND, MISSISSIPPI

The meeting of the Madison County Economic Development Authority was conducted on the 9th day of December, 2009, at 8:30 a.m. in the MCEDA Office at 623 Highland Colony Parkway, Ridgeland, MS.

Members Present: Dick Hutchinson, Chip Estes, John Almond,
Jack Harrington, Lanny Slaughter, Bob Williams
And Calvin Harris

Also present were Tim Coursey, Lenita Knight, Mitch Stringer, Taravia Seals, and Andy Clark

Guests: Jan Collins, Steve Vassallo, Paul Erington, Deidra Bell and Maggie Mays

At 8:35a.m., Chairman Hutchinson announced that the members present constituted a quorum and declared the meeting duly convened and directed that the notice for the meeting be filed with the minutes.

Mr. Almond made a motion to adopt the agenda as presented. After a second by Mr. Williams, the motion was unanimously approved.

Mr. Williams made a motion to adopt the November 18th, 2009 meeting minutes with the amendment to move the MCBL funding approval out of Executive Session. After a second by Mr. Harris, the motion was unanimously approved.

Mr. Harris made a motion to approve the financial report as presented. After a second by Mr. Williams, the motion was unanimously approved.

Mr. Coursey presented Mr. Steve Vassallo. Mr. Vassallo stated that he comes before the MCEDA Board seeking support in the form of a resolution to expand the campus of St. Dominic's Hospital to the Madison County area. Mr. Vassallo stated that studies show that 29% of Madison County residents go the St. Dominic's. This satellite campus would provide additional emergency room options for Madison County. Mr. Vassallo stated that a new facility would provide 400 construction jobs over a 2 year period and 350 employees once the hospital is operable. Mr. Almond made a motion that MCEDA provide a resolution of support for St. Dominic's Hospital. After a second by Mr. Harrington, the motion was approved with Mr. Estes and Mr. Slaughter abstaining from the vote.

Mr. Coursey reported that he met with Mr. Clark Holmes with CMPDD. CMPDD has some vacancies at the WIN Center and has asked MCEDA to reduce that rent by \$5,130.36 monthly. Additionally, Mr. Coursey stated that the restrooms in the facility will need to be renovated at some point in the future. Mr. Coursey will send a letter to CMPDD stating the MCEDA will agree to offset the lease amount received. It is the direction of the MCEDA Board that this letter will include the language that this is not a precedent of how MCEDA will operate in the future. Mr. Williams made a motion to approve the abatement to the CMPDD lease for a 6 month period to be revisited after the 6 month period. After a second by Mr. Almond the motion was unanimously approved.

Mr. Coursey reported that he met with the Madison County Board of Supervisors to discuss Recovery Zone Bonds. Mr. Coursey introduced a developer to the BOS who will be developing a project in Ridgeland utilizing the recovery zone bonds. The project will be located on the south end of Parkway East.

Ms. Collins provided an update for the Madison County Business League stating the membership is up to 43 members. New members include St. Dominic's and Harper, Rains, Knight & Co. Ms. Collins thanked MCEDA for their sponsorship and stated that she continues to work to add new members.

Attorney Andy Clark provided an update from legal counsel. Mr. Clark stated that the land swap transaction with Canton Convention and Tourism is complete and documents have been recorded. Mr. Clark also reported that covenants have been drafted for the Flora Industrial Park to include all property in the park. Mr. Clark also reported that he expects to have a meeting set up with MDOT by the end of the year.

Mr. Coursey reported that he has communicated with the Board of supervisors about the future strategies concerning Parkway East Property. It is the direction of the MCEDA Board that Mr. Coursey secure in writing from the BOS that MCEDA is going to be the spokesperson for this property it is without any encumbrance of debt.

Mr. Coursey reported that he will meet with Mr. David Ladrum who is planning to build a new town, Hamlet at the site of the old town known as Livingston. This will require securing a TIF from the county and a resort status designation, which has already been granted.

There was a motion by Mr. Harris and second by Mr. Harrington to go into closed session for the purpose of discussing the need for an Executive Session to discuss Land Sales. The motion was passed unanimously. There was then a discussion of the need to go into Executive Session to consider the aforementioned, at the conclusion of which there was a motion by Mr. Estes and a second by Mr. Williams to do so. This motion was adopted unanimously. Chairman Hutchinson then opened the meeting to announce publicly that the Board was going into Executive Session to discuss Land Sales. Chairman Hutchinson convened an Executive Session for this purpose.

Mr. Slaughter made a motion to adjourn Executive Session. After a second by Mr. Almond, there was a unanimous vote to adjourn the Executive Session and reconvene the open session. The following actions taken in Executive Session were then reported by the Chair:

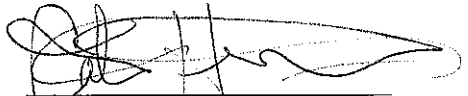
Mr. Estes made a motion to approve MCEDA Staff and Building Committee to move forward with the MCEDA leased 16th section land as the site for the MCEDA offices and the negotiation of the necessary lease with the Madison County School District. After a second by Mr. Slaughter, the motion was unanimously approved.

During Open Session, Mr. Hutchinson made a motion to amend the hospital resolution that it be generic and purposeful for all healthcare service providers and copy HMA and Baptist Hospital. After a second by Mr. Almond the motion was unanimously approved.

At 11:07, upon a motion made by Mr. Williams, seconded by Mr. Harris, and unanimously adopted, the meeting was adjourned.


G. Richard Hutchinson, Chairman

ATTEST:


Calvin Harris, Secretary-Treasurer